

# Van White & 2<sup>nd</sup> Ave N RFP

## Info Session December 8, 2016

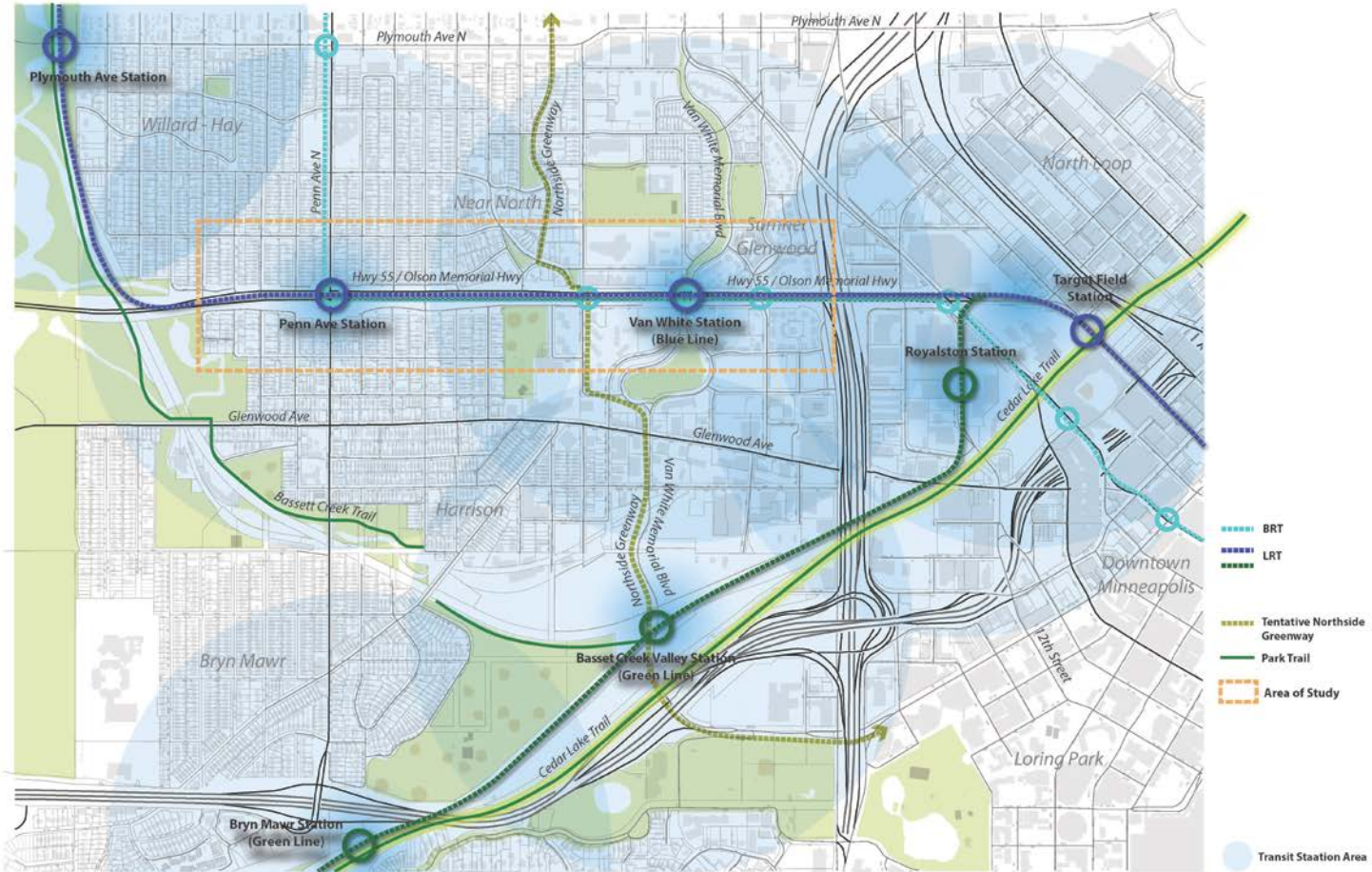


# One, two or all three parcels



# Light Rail and Bus Rapid Transit

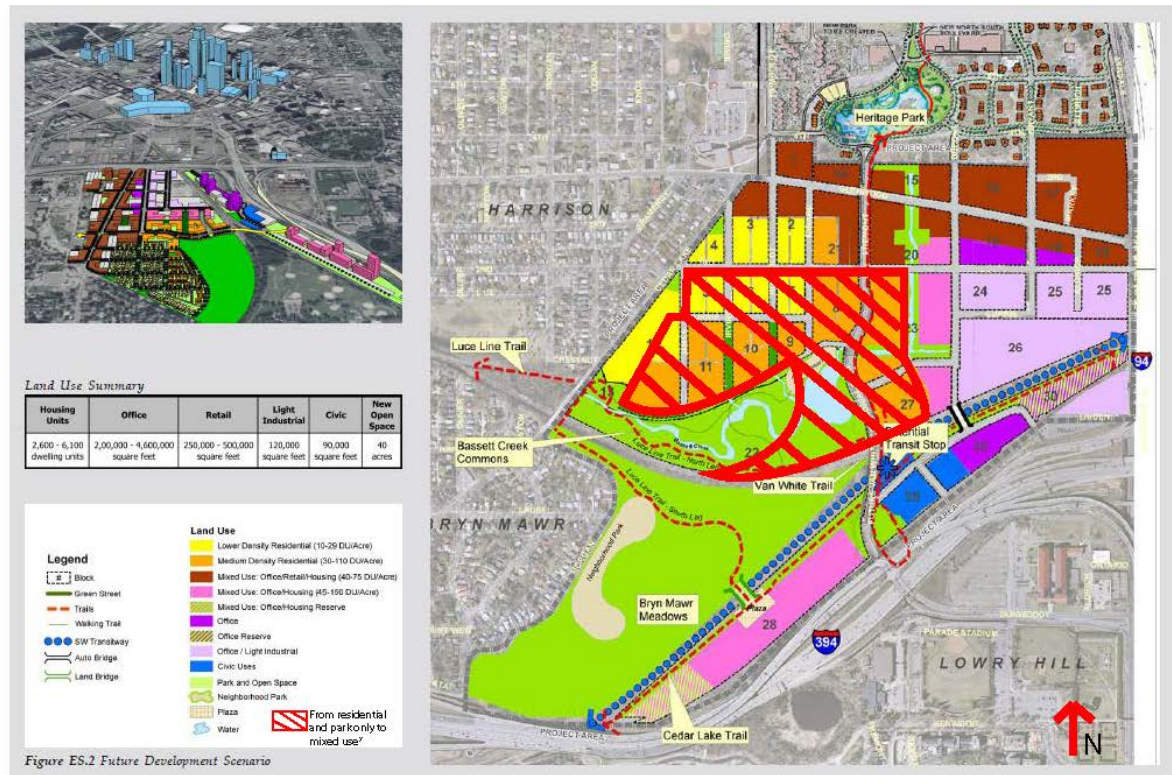
Bottineau LRT / Olson Memorial Highway Context - Station Areas



# Land Use Changes coming

## Adopted Bassett Creek Valley Plan

\*Mixed use could be residential, commercial, and office



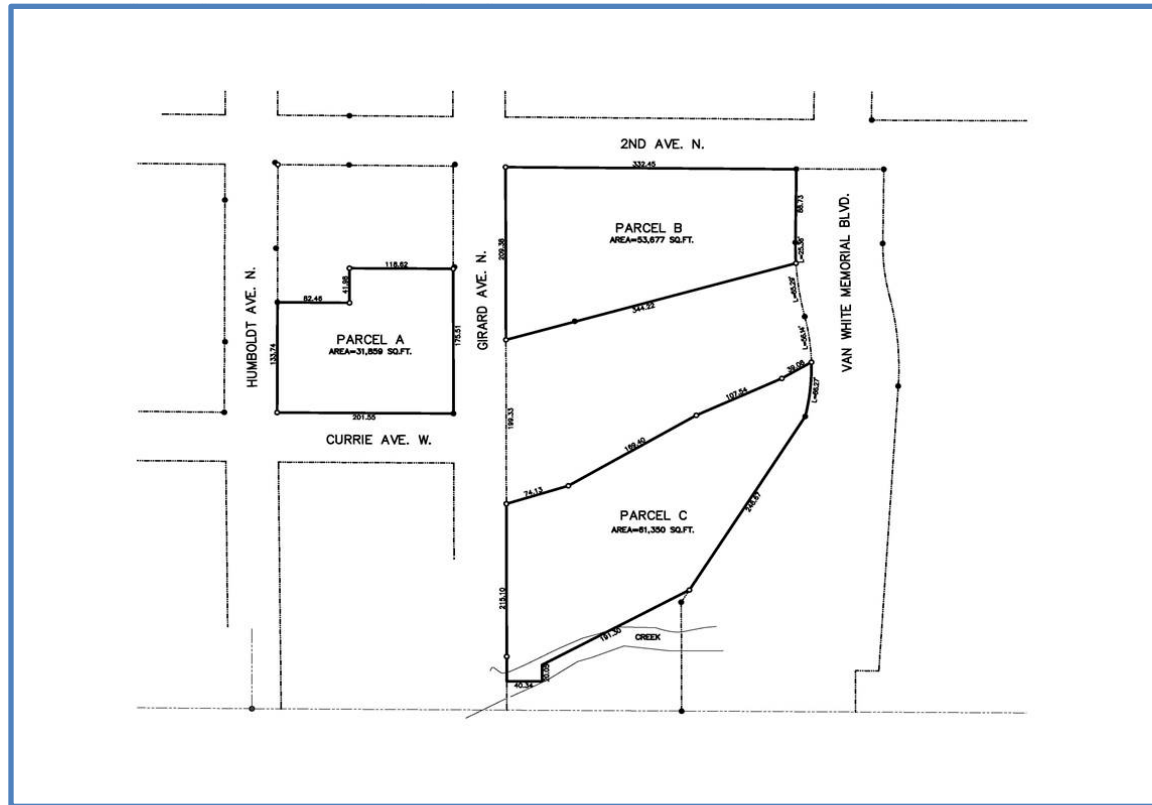
# Development Goals

- Commercial, office, and creative/ “maker” uses are welcome.
- Create employment opportunities, including living wage jobs and options for career pathway employment and jobs for youth.
- Increase the property tax base.
- New development should provide a high-intensity of jobs and/or housing on the site and transit oriented development to capitalize on the Light Rail Transit and Arterial Bus Rapid Transit investments in the area.
- New development should incorporate Crime Prevention Through Environmental Design (CPTED) principles, including large front windows, exterior lighting and the minimizing of surface parking lots.

# Goals continued

- Innovative and sustainable design elements incorporated in the building design are encouraged, including multimodal access.
- For multifamily residential development, either ownership or rental is appropriate, with an emphasis on unrestricted/market rate units.
- Development should be designed to interact and front on public streets. Further, development proposals that are built up to the street frontages and that also front on the Bassett Creek open space, with parking behind buildings rather than along the creek, are encouraged. Parcel size and configuration as well as site condition may make it difficult to have building walls along all public streets and the Bassett Creek greenspace, but creative designs that minimize parking and maximize active uses along the street frontages and creek are preferred.

# Survey highlights



# Soils and Pollution Reports

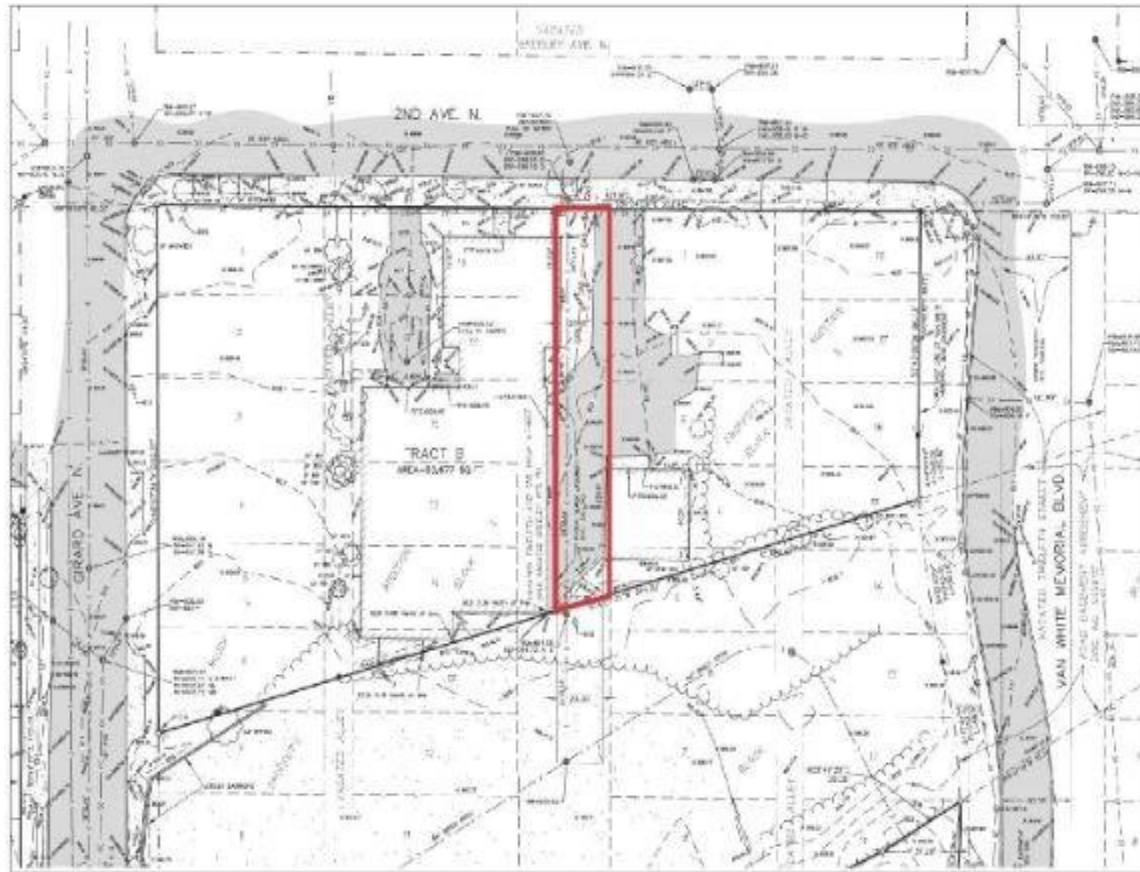
City of Minneapolis  
 Project B14-00335  
 July 7, 2014  
 Executive Summary Page C

To appropriately address the constraints, the following solutions and recommendations are provided:

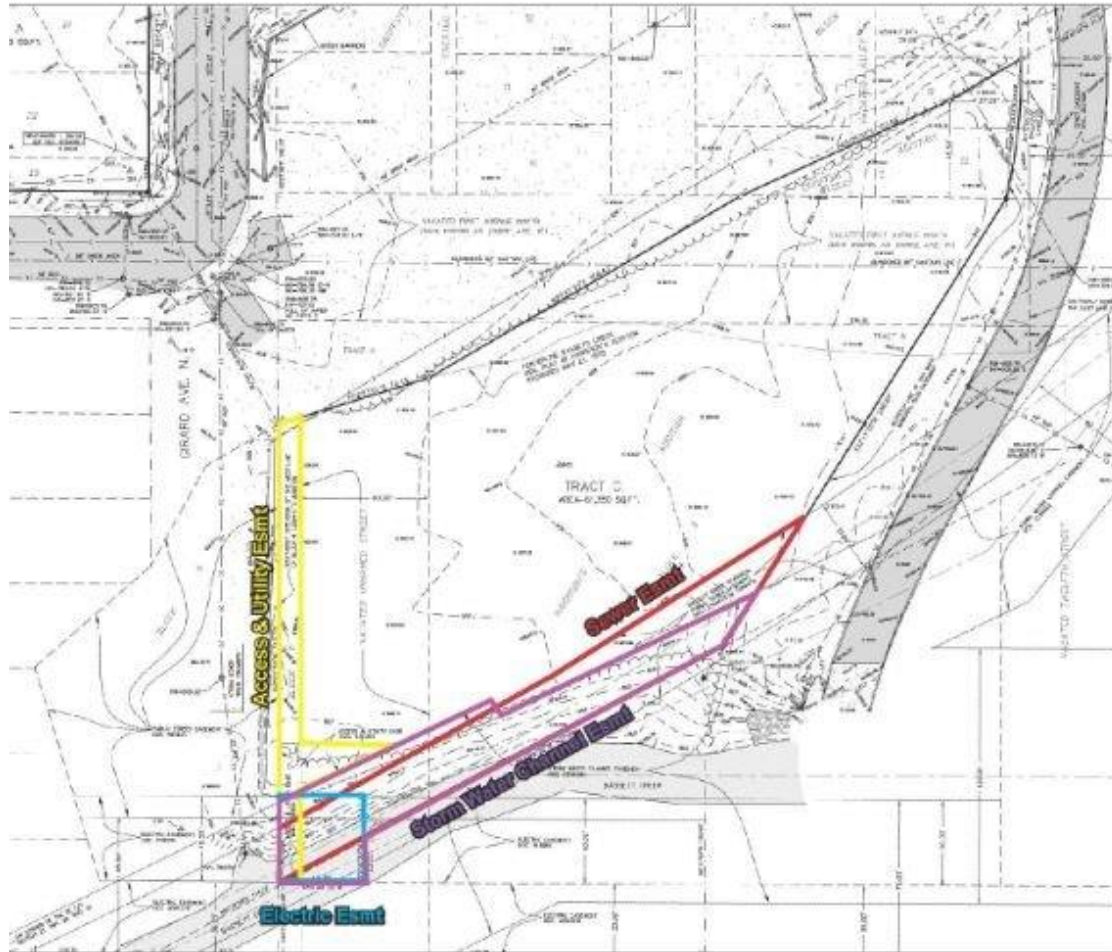
Development Constraint	Solution/Recommendation
<p>Geotechnical Constraint: The upper soils at all of these parcels are uncontrolled fill, which overlies thick swamp deposits and other soft soils to depths often greater than 100 feet.</p>	<p>For most new buildings and entrances at these Sites, the foundations likely would need to be supported on pilings to avoid significant soil correction costs. Pavements could be supported atop the in-place fill with some soil correction required.</p>
<p>Environmental Constraint: Contamination has been identified at the Sites.</p>	<p>As redevelopment of the Sites move ahead, the Sites should continue to be investigated and developed under the auspices of the MPCA Voluntary Brownfields Program, and development partners should obtain appropriate liability assurances and approvals for the identified contamination.</p>
<p>Environmental Constraint: Fill soil at each of the Sites is impacted with contaminants in excess of the I-SRVs and at many locations contains debris.</p>	<p>During redevelopment, impacted soil that is excavated with contaminant concentrations in excess of the cleanup standard for the Site (i.e., I-SRV or R-SRV) will necessitate off-Site disposal at an appropriately permitted landfill, unless the soils can be reused on Site for other than engineered fill.</p> <p>Under the MPCA Brownfields Programs, contaminated soil could remain in place provided that risks associated with the material are properly managed through the use of buffer zones, engineered covers, soil vapor mitigation systems and/or restrictive covenants or deed notifications.</p> <p>Soil with lower levels of contaminants (generally less than I-SRVs and with field detectable petroleum impacts of less than 200 ppm) is restricted fill, meaning the soil can be reused at depth beneath buffers of clean (unimpacted) soil. In paved and building areas, clean buffer zones need to be at least 2 feet thick. Green space areas generally require 4 feet of clean soil over contaminated soil. In green space areas, the contaminant levels also need to be below the SLVs for most compounds. In some instances, the buffer zones within green space areas can be thinner than 4 feet if a marker bed or barrier is used to demarcate contaminated soil from clean soil.</p> <p>Storm water infiltration at Sites with contaminated soil and/or groundwater might not be recommended. In addition, storm water retention features might need to be lined to prevent infiltration at contaminated sites.</p>



# Sanitary Sewer Easement



# Easements along creek



# RFP details and updates are online

- The City of Minneapolis is seeking redevelopment proposals for one, two or three parcels located near Van White Memorial Boulevard and 2nd Ave N in the Harrison neighborhood of North Minneapolis. The parcels range in size from 31,859 and 61,350 sq. ft. The development goals for the sites include commercial, office and creative “maker” uses; creating living wage jobs and options for career pathway and jobs for youth; development that is transit oriented and provides a high intensity of jobs and/or housing on the site.

**Proposals are due no later than 4:00 p.m. CST on Thursday, January 12, 2017.** Questions regarding the RFP must be submitted via email to Beth Grosen no later than 4:00 p.m., Thursday December 15, 2016. Questions will be answered and posted on the City’s website by Thursday, December 22, 2016.

An RFP informational meeting for potential proposers will be held on Thursday December 8 at 10:00 a.m. at the CPED office, located on the 2nd floor of the Crown Roller Mill building at 105 5th Ave S, Minneapolis. Email [Beth Grosen](mailto:Beth.Grosen@cityofminneapolis.gov) to RSVP for the informational meeting.

- [Request for Proposals document](#)
  - [Exhibit A: Surveys and legal descriptions](#)
    - o [Parcel A](#)
    - o [Parcel B](#)
    - o [Parcel C](#)
  - [Exhibit B-1 Proposed land use changes](#)
  - [Exhibit B-2 New land use vision near Van White station](#)
  - [Exhibit C-1 Summary engineering report](#)
  - [Exhibit C-2 Environmental Data Assessment Tool summary report](#)
  - [Exhibit C-3 Work plan for Phase 2](#)
  - [Exhibit D: Pro Forma Template](#)
  - [Exhibit E: Consent for Release of Response Data](#)
  - [Link to other environmental reports](#)
- **Stay Updated**  
For project updates or general questions please contact [Beth Grosen](mailto:Beth.Grosen@cityofminneapolis.gov).

# Proposals due January 12, 2017 4 pm

## Questions?

